

City Council  
Atlanta, Georgia

00-0 -1089

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-00-56  
6-13-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **944 Rice Street, N.W.**, be changed from the **R-5 (Two-Family Residential)** District to the **R-4B (Single-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 190 of the 17<sup>th</sup> District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

7

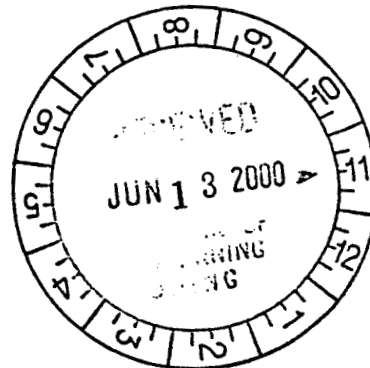
174 D. 5

ATTACHMENT B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 1, BLOCK 3, HAL PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 171, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE <sup>north west</sup> ~~NORTHEAST~~ CORNER OF RICE STREET AND NILES AVENUE (AT THE SOUTH INTERSECTION OF SAID STREETS); THENCE NORTH ALONG THE WEST SIDE OF RICE STREET 56 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BLOCK 3 OF SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 150 FEET TO AN ALLEY; THENCE SOUTH ALONG THE EAST SIDE OF SAID ALLEY 55 FEET TO THE NORTH SIDE OF NILES AVENUE; THENCE EAST ALONG THE NORTH SIDE OF NILES AVENUE 150 FEET TO RICE STREET AT THE POINT OF BEGINNING; BEING THE SAME PROPERTY CONVEYED BY RICHARD TRAVIS TURNER, SR. TO RICHARD DAVIS TURNER, JR. BY WARRANTY DEED DATED NOVEMBER 21, 1951 AND RECORDED IN DEED BOOK 2716, PAGE 627 (FULTON COUNTY RECORDS).

AND BEING IMPROVED PROPERTY KNOWN AS NO. 944 RICE STREET, N.W., ATLANTA, GEORGIA 30318, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA.



2-00-56